

165.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

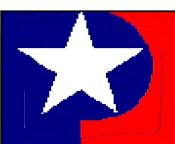
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,033,400 / 1,033,400

USE VALUE: 1,033,400 / 1,033,400

ASSESSED: 1,033,400 / 1,033,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
75-77		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KREPELKA PAUL

Owner 2:

Owner 3:

Street 1: 77 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KREPELKA MARIE A -

Owner 2: -

Street 1: 12 MOHAWK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Clapboard Exterior and 2623 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	70.	1.15	8									397,952						398,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		4950.000	635,400		398,000	1,033,400			109108
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/07/16		

PREVIOUS ASSESSMENT

Parcel ID 165.0-0002-0009.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	104	FV	635,400	0	4,950.	398,000	1,033,400	Year end
2021	104	FV	607,400	0	4,950.	398,000	1,005,400	Year End Roll
2020	104	FV	607,200	0	4,950.	398,000	1,005,200	Year End Roll
2019	104	FV	444,700	0	4,950.	398,000	842,700	842,700 Year End Roll
2018	104	FV	444,700	0	4,950.	352,500	797,200	797,200 Year End Roll
2017	104	FV	292,600	0	4,950.	295,600	588,200	588,200 Year End Roll
2016	104	FV	316,000	0	4,950.	295,600	611,600	611,600 Year End
2015	104	FV	280,800	0	4,950.	255,800	536,600	536,600 Year End Roll

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
KREPELKA MARIE		66511-499		12/11/2015	Family			1	No	No	
		11806-17		2/28/1970				1	No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2016	190	Renovate	295,000					
1/28/2016	103	Demoliti	5,000		1/28/2016			demolition

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
7/7/2016	Permit Insp	PT	Paul T
7/7/2016	Meas/Inspect	PT	Paul T
12/15/2008	Measured	336	PATRIOT
4/10/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
1/1/1982		GP	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 1	A Bath: 1	Rating: Very Good	Avg Rating: Average																		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 1	A 3QBth:	Rating: Very Good	Rating:																		
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	1/2 Bath:	A HBth:	Rating:	OthrFix:																		
GENERAL INFORMATION				Kits: 1	A Kits: 1	Rating: Very Good	Fpl:	1st Res Grid Desc: Line 1 # Units 2																	
Grade: C - Average	Year Blt: 1919	Eff Yr Blt:	Alt LUC:	WSFlue:	Rating: Average	Rating: Average	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Jurisdct: G18	Fact: .	Const Mod:	Lump Sum Adj:	Total Units:	Floor:	% Own:	Name:	Other																	
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	Functional:	Economic:	Special:	Upper																	
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Override:	Total: 10.8 %	Override:	Override:	Lvl 2																	
Prim Floors: 3 - Hardwood	Sec Floors:	Bsmnt Flr: 12 - Concrete	Subfloor:	General:	Exterior:	Interior:	Additions:	Lvl 1																	
Electric: 3 - Typical	Insulation: 2 - Typical	Bsmnt Gar:	Electric:	Kitchen:	No Unit	RMS	BRS	FL	Lower																
Int vs Ext: S	Heat Fuel: 1 - Oil	Adj \$ / SQ: 190.926	Other Features: 130960	Baths:	2	5	2		Totals	RMs: 10	BRs: 4	Baths: 1	HB												
Heat Type: 3 - Forced H/W	# Heat Sys: 2	NBHD Inf: 1.00000000	NBHD Mod:	Plumbing:	Electric:	Heating:	General:		2	10	4														
% Heated: 100	% AC: 50	LUC Factor: 1.00	Adj Total: 712344	WtAv\$/SQ:	AvRate:	Ind.Val:																			
Solar HW: NO	Central Vac: NO	Depreciation: 76933	Depreciated Total: 635411	Juris. Factor: 1.00	Before Depr: 190.93	Special Features: 0	Final Total: 635400	Before Depr:	190.93	Val/Su Net: 141.39	Val/Su SzAd: 242.24														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 165.0-0002-0009.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:	Total:										